176.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,200 / 755,200
					USE VALUE:	755,200 / 755,200
					ASSESSED:	755,200 / 755,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KISSLER STEPHAN & HELEN LOUISE	
Owner 2:		
Owner 3:		
Street 1:	72 HIBBERT	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	HALL ANDREW S/DIERDRE -
Owner 2:	-
Street 1:	PO BOX 248
Twn/City:	APO
St/Prov:	AP
Cntry:	
Postal:	96555

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Vinyl Exterior and 1723 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	360,900	3,300	391,000	755,200
Total Card	0.106	360,900	3,300	391,000	755,200
Total Parcel	0.106	360,900	3,300	391,000	755,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.37 | /Parcel: 438.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118704
GIS Ref:
GIS Ref:
Insp Date: 08/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,400	3300	4,620.	391,000	754,700	754,700	Year End Roll	12/18/2019
2019	101	FV	273,700	3300	4,620.	385,400	662,400	662,400	Year End Roll	1/3/2019
2018	101	FV	282,600	3300	4,620.	296,100	582,000	582,000	Year End Roll	12/20/2017
2017	101	FV	282,600	3300	4,620.	279,300	565,200	565,200	Year End Roll	1/3/2017
2016	101	FV	282,600	3300	4,620.	257,000	542,900	542,900	Year End	1/4/2016
2015	101	FV	266,600	3300	4,620.	240,200	510,100	510,100	Year End Roll	12/11/2014
2014	101	FV	266,600	3300	4,620.	221,200	491,100	491,100	Year End Roll	12/16/2013
2013	101	FV	266,600	3300	4,620.	221,200	491,100	491,100		12/13/2012

!13795!

PRINT

Date	Time
12/11/20	03:42:02

LAST REV

Date	Time
08/23/18	10:47:07

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13795

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALL ANDREW S/D	1455-116		7/1/2014	Mult Lots	612,000	No	No		Bk 63854 Pg 125 07/01/2014. Both ways.
NAUMAN CHRISTOP	1308-34		9/12/2005	Mult Lots	525,000	No	No		
ZUMAN JOHN P--E	1209-75		8/11/1999	Mult Lots	355,000	No	No		
	1049-81		9/1/1988		226,000	No	No		G

USER DEFINED

Prior Id # 1:	118704
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2003	49	Redo Bat	22,800					REDO 2 BATHS
6/29/1998	432	Wood Dec	4,000					11X24 WDK
6/11/1996	245		10,000					REMODEL KITCHEN AR
6/8/1995	312	Manual	10,000					V/SIDING-WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2018	Inspected	CC	Chris C
7/9/2018	MEAS&NOTICE	BS	Barbara S
11/4/2008	Meas/Inspect	163	PATRIOT
1/20/2006	MLS	MM	Mary M
6/19/2000	MLS		
4/19/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA: 0.10606 | Total SF/SM: 4620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,020 | Spl Credit | Total: 391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32567573
Const Adj.:	1.07089293
Adj $ / SQ:	184.555
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443410
Depreciation:	82474
Depreciated Total:	360936

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

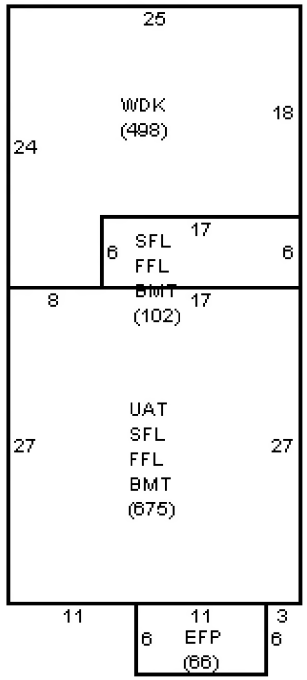
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.56
Special Features:	0	Val/Su Net:	117.79
Final Total:	360900	Val/Su SzAd	232.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	777	55.370	43,020
FFL	First Floor	777	184.560	143,400
SFL	Second Floor	777	184.560	143,400
WDK	Deck	498	8.580	4,271
UAT	Upper Attic	169	142.110	23,981
EFP	Enclos Porch	66	73.330	4,840

	Net Sketched Area:	3,064		Total:	362,912
Size Ad	1554	Gross Are	3570	FinArea	1723

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X17	A	AV	1920	27.25	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300